

Jenifer Building  
(Commercial Building)  
Northwest corner of  
Seventh and D  
Streets, N.W.  
Washington  
District of Columbia

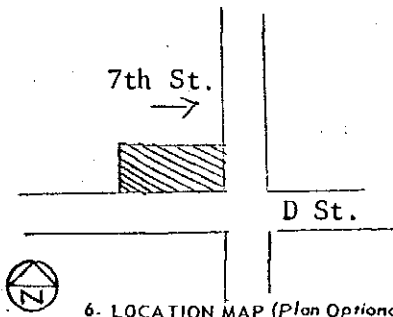
HABS No. DC-233

HABS  
DC  
WASH  
190-

PHOTOGRAPHS

Written Historical and Descriptive Data

Historic American Buildings Survey  
Office of Archeology and Historic Preservation  
National Park Service  
801 19th Street, N.W.  
Washington, D.C.

1. STATE District of Columbia		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY	
COUNTY TOWN Washington VICINITY STREET NO. NW corner of Seventh & D Streets, N.W. ORIGINAL OWNER ORIGINAL USE PRESENT OWNER PRESENT USE F and W Grand 5¢-\$1.00 Store WALL CONSTRUCTION Brick on skeleton frame NO. OF STORIES Six		2. NAME Commercial Building DATE OR PERIOD Early twentieth century STYLE ARCHITECT BUILDER	
		3. FOR LIBRARY OF CONGRESS USE HABS, DC, WASH. 190-	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION		OPEN TO PUBLIC	
<p>This yellow brick and terra cotta six-story store and office building is a simple, well-proportioned example of the commercial development in this area about the time of the first World War. It faces east on Seventh Street with a frontage of 55 feet and extends 100 feet along D Street, five by eight bays. The east front has been modernized on the first floor but otherwise the exterior is in its original stage.</p> <p>The facades are designed according to the orthodox scheme of that time, having a greater proportion of solid wall at the corners and more openings toward the centers, where a three-story arcaded treatment unites the third, fourth and fifth floors (three bays on the east, four on the south). The lower two stories are expressed as a podium by recesses between brick courses at intervals, which simulate rustication. Moulded belt courses at the second, third and sixth floors mark the division of the walls into horizontal zones, and a refined cornice of sheet metal, with a course of modillions, terminates the composition. The roof is flat. Ornamental cast-iron balconies at the corner bays of the fourth story relieve the over-all simplicity.</p>			
5. PHYSICAL CONDITION OF STRUCTURE		Endangered	Interior Good Exterior Good
 <p>6. LOCATION MAP (Plan Optional)</p>		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER Harley J. McKee Professor Emeritus of Architecture Syracuse University August 6, 1969 DATE OF RECORD	

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

ADDENDUM  
FOLLOWS

Addendum  
Jenifer Building  
(F&W Grand) (Commercial Building)  
400-404 Seventh Street, NW  
Washington  
District of Columbia

HABS No. DC-233

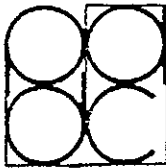
HABS  
DC,  
WASH,  
190-

Addendum to  
Commercial Building  
Northwest corner of Seventh and D Sts., NW  
Washington  
District of Columbia

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, DC 20013-7127



PENNSYLVANIA  
AVENUE  
DEVELOPMENT  
CORPORATION  
425 13TH STREET, N.W.  
WASHINGTON, DC 20004

GENERAL CONSULTANTS

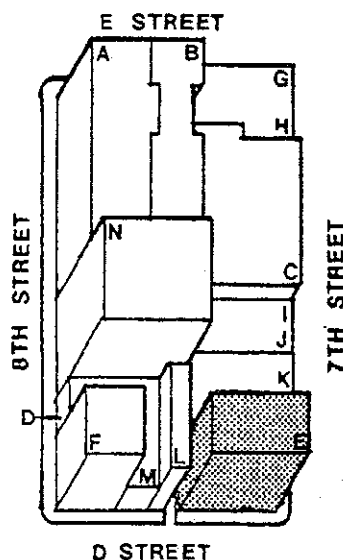
ANDERSON NOTTER/MARIANI  
GENERAL PRESERVATION & CONSERVATION CONSULTANT  
DEYROUX & PURNELL  
ASSOCIATE ARCHITECTS  
DAVID MCCLAREN HART & ASSOCIATES  
PRESERVATION & CONSERVATION CONSULTANT  
MONK DUNSTONE ASSOCIATES  
COST ESTIMATING CONSULTANT

HISTORIC PRESERVATION PROGRAM

Addendum Jenifer Building  
(F&W Grand) (Comm. Bldg.)  
HABS No. DC-233  
(Page 2)

HABS  
DC  
WASH,  
190-

F & W GRAND  
400-404 SEVENTH STREET, N.W.  
LOT 23



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 431, within which this structure stands. For photographs, historical, and descriptive data on Square 431, see HABS No. DC-574.

## GENERAL DESCRIPTION

Situated on the southeast corner of Square 431, at 400-404 Seventh Street, NW, is the six-story Jenifer Building. The structure entirely fills lot 23, a rectangular site whose dimensions are fifty-six feet by ninety-eight feet. It is approximately seventy feet high. The structural system consists of steel columns and beams supporting wood framed floors.

The building's Seventh and D Street facades are of a restrained Renaissance Revival design. Clad in brick, the facades are articulated into three stacked sections: a two-story base of rusticated piers, a three-story mid-section with central giant-arched bays, and a one-story attic. A modillioned oversailing cornice completes the composition.

Originally a retail and office building, it is now vacant. The basement and first floor interiors are basically open in plan and connected by a central open stair; the second through sixth floors are organized about a central atrium. The upper levels are reached by a simple wood staircase, located on the north party wall.

## ARCHITECTURAL SIGNIFICANCE

Erected in 1900, the Jenifer Building was built by James L. Parsons, and designed by the prominent turn-of-the-century architect, James L. Hill (Building Permit #1745, 5/29/1900). A significant contributor to downtown Washington, Hill's achievements include the Atlantic Building, the National Bank of Washington and the Occidental Building.

The subdued, fine proportioning of the facade, with its bold modillioned cornice, arched bays, and textured wall surface, constitutes a competent example of Italian Renaissance Revival Style in the district.

From an urban point of view, this structure compliments the Renaissance Revival building to the west. Together, they promote an urbane and cohesive termination of the square's southern border.

## SIGNIFICANT FEATURES

Facade: The ground level of the Seventh Street facade is dominated by a projecting storefront which wraps around to the second bay of the D Street elevation. This storefront appears to have been added in 1911 (Permit #618, 8/1/1911) and is composed of twin show windows resting on marble bases. The Seventh Street storefront is pierced by three recessed entrances; the primary entrance is at the chamfered

southeast corner (Seventh and D). Above the storefront is a deteriorated fascia which rises to the sill line of the second story windows. Above, the facade displays a five-bay, symmetrical arrangement which follows a traditional tripartite building rise.

The second story is composed of rusticated piers which constitute the formal base of the facade. Between these are square-headed openings with double-hung one-over-one wood sash with exposed stone sills and lintels.

Defining the three-story mid-section at the third floor sill is a belt course of egg-and dart molding supporting a simple cornice. The central three bays of this portion feature a giant, three-story high round-arch: Third and fourth stories carry one-over-one double-hung sash, with exposed sills and lintels; the fifth story openings are round-arched and have tripartite sash. Recessed spandrel panels beneath the fourth and fifth level windows span between the piers. The flanking end bays have single, segmentally arched openings, with stone sills and gauged brick voussoirs. These sash are one-over-one double-hung wood units. On the fourth story, ornate wrought iron balconies project from the end windows.

An egg-and-dart and twin corbel courses set the sixth (attic) level apart from the story below. Here, the window openings are shorter and again carry one-over-one wood sash. The attic fenestration responds to the order set below except that there are two openings per bay. Piers rise from the sill line to the lintels of the windows. The building terminates in a heavy classic cornice with carefully modulated block modillions underlined by a string course.

On D Street, the facade retains the character of the main elevation, with minor alteration. A basement access and areaway with decorative wrought iron railing are located at the street level. Storefront windows occur for two bays to the east. The remaining six bays (to the west) are set by rusticated piers, between which lie recessed brick panels surmounted by transom windows. A cast-iron frieze and cornice define the top of the ground floor.

Above the ground level, the eight-bay rhythm reiterates the simple a-b-a pavilion treatment of Seventh Street with slight variation: the outermost bays have paired openings.

The west elevation is exposed on the alley which bisects the square on a north-south axis. This elevation roughly establishes five structural bays by means of segmentally arched windows, presently filled with brick. An iron fire escape projects from two southern bays and rises the full height of the building.



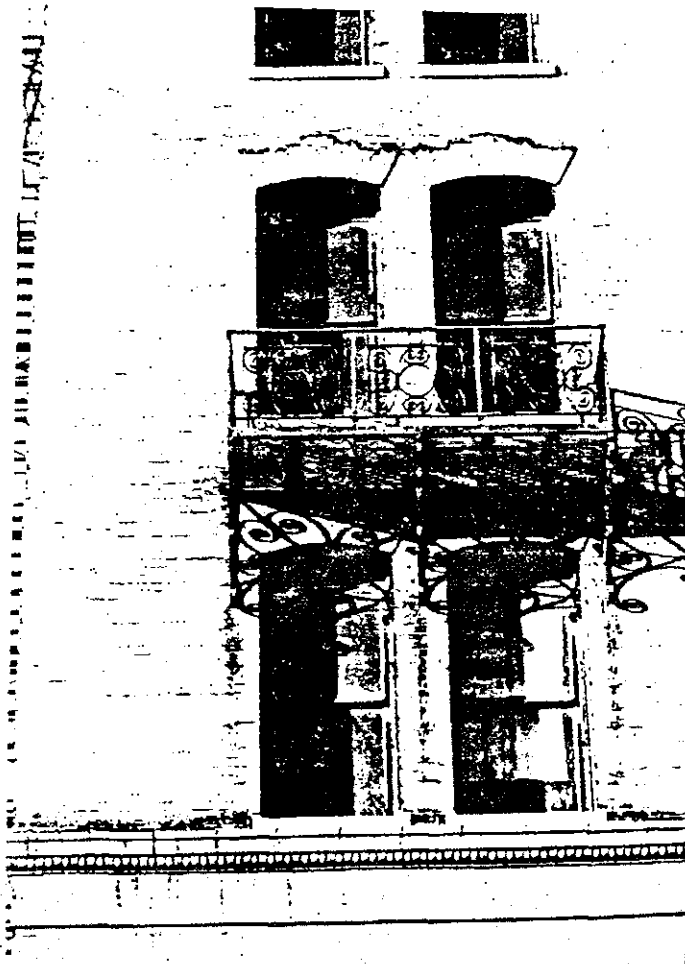
D STREET FACADE (SOUTH)



SEVENTH STREET FACADE (EAST)



D STREET FACADE: DETAIL OF ARCHED BAYS AND BRICKWORK AT FIFTH FLOOR

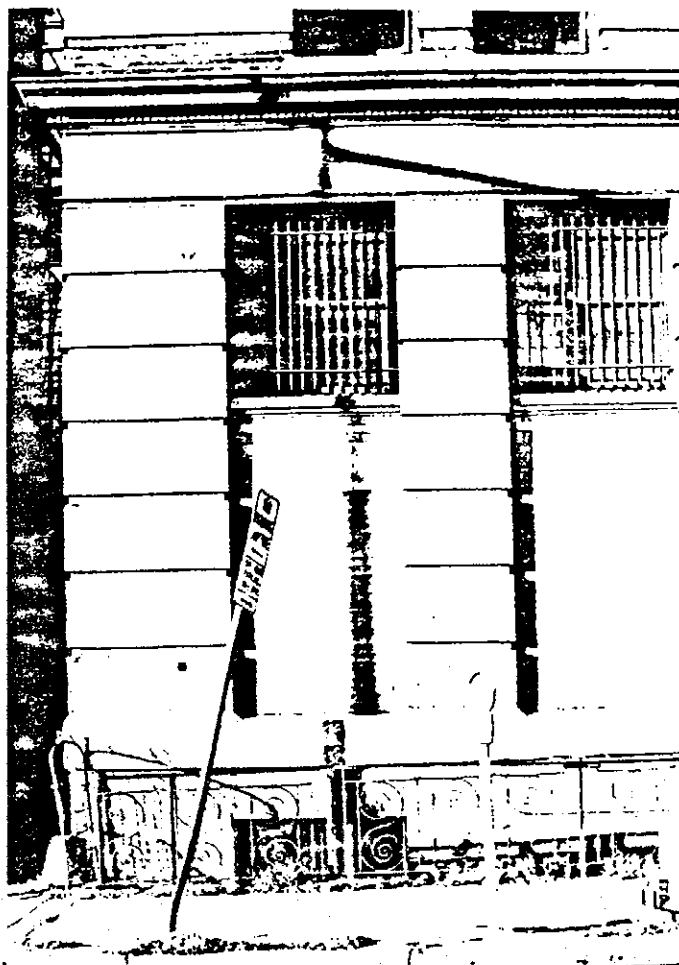


D STREET FACADE: DETAIL OF WINDOWS AND BALCONY AT THIRD FLOOR

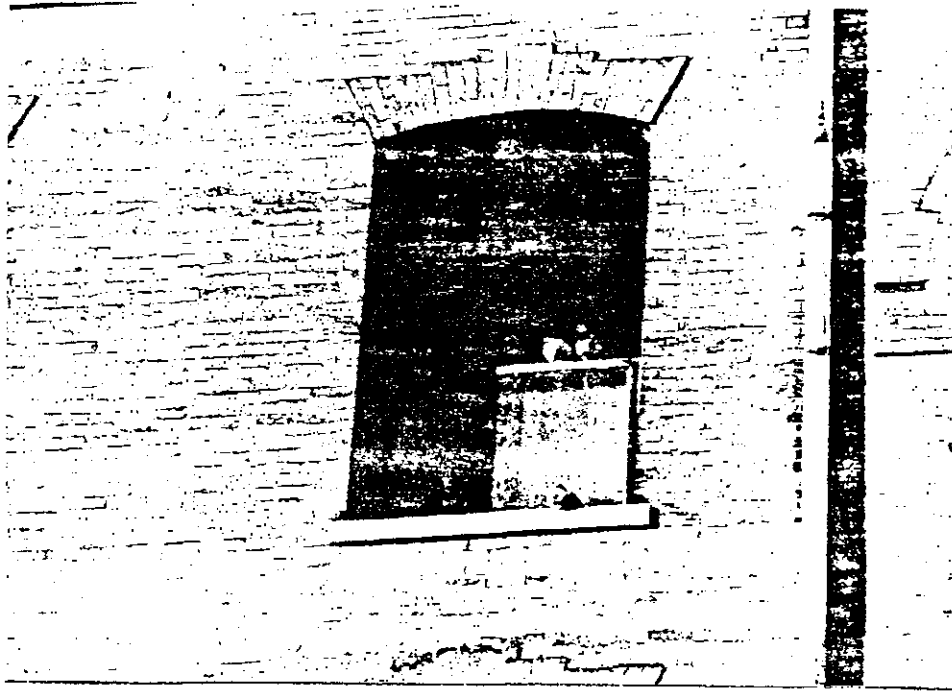




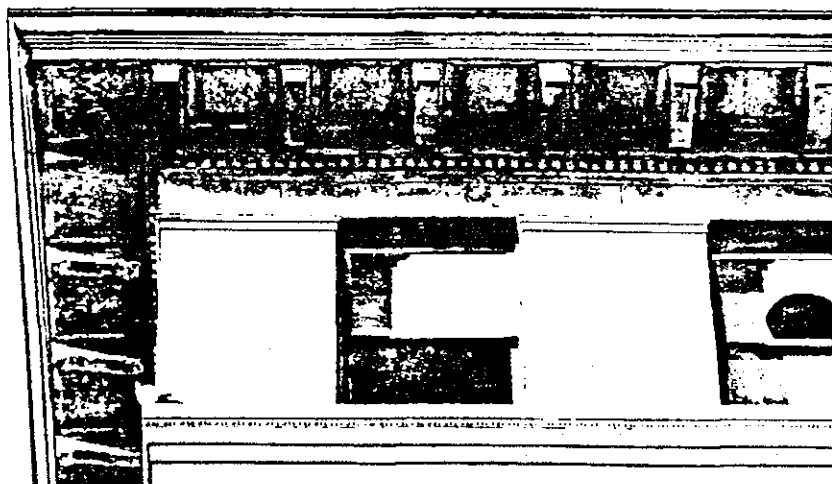
D STREET FACADE: STOREFRONT AT SOUTHEAST CORNER



D STREET FACADE: DETAIL OF RUSTICATION  
AND WINDOWS AT FIRST FLOOR



D STREET FACADE: DETAIL OF SINGLE WINDOW AND BRICKWORK AT  
THIRD, FOURTH AND FIFTH FLOORS



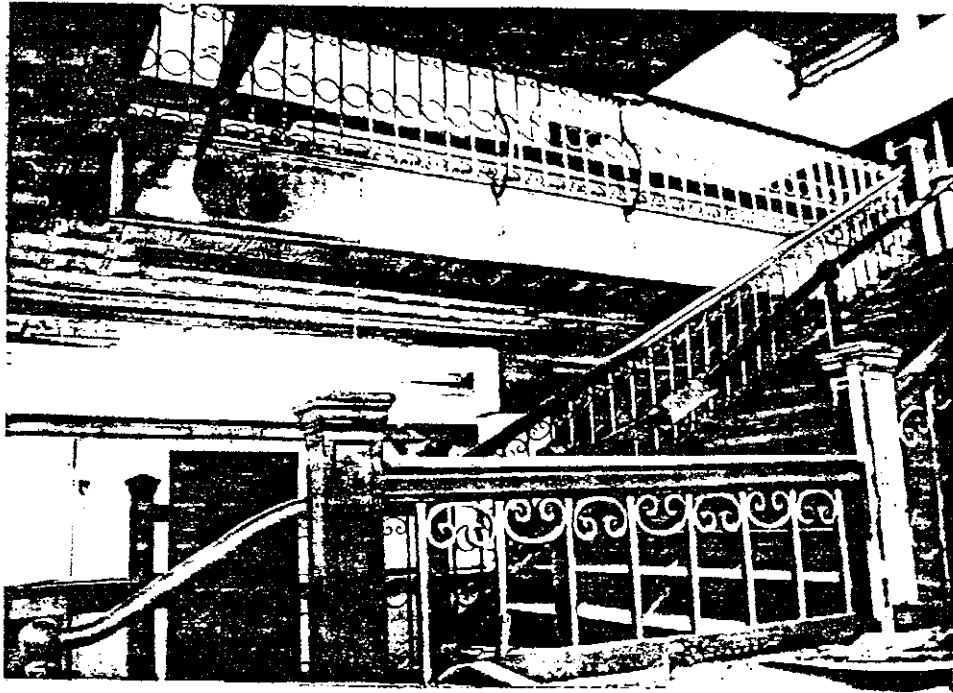
DETAIL OF METAL CORNICE AT SOUTHEAST CORNER



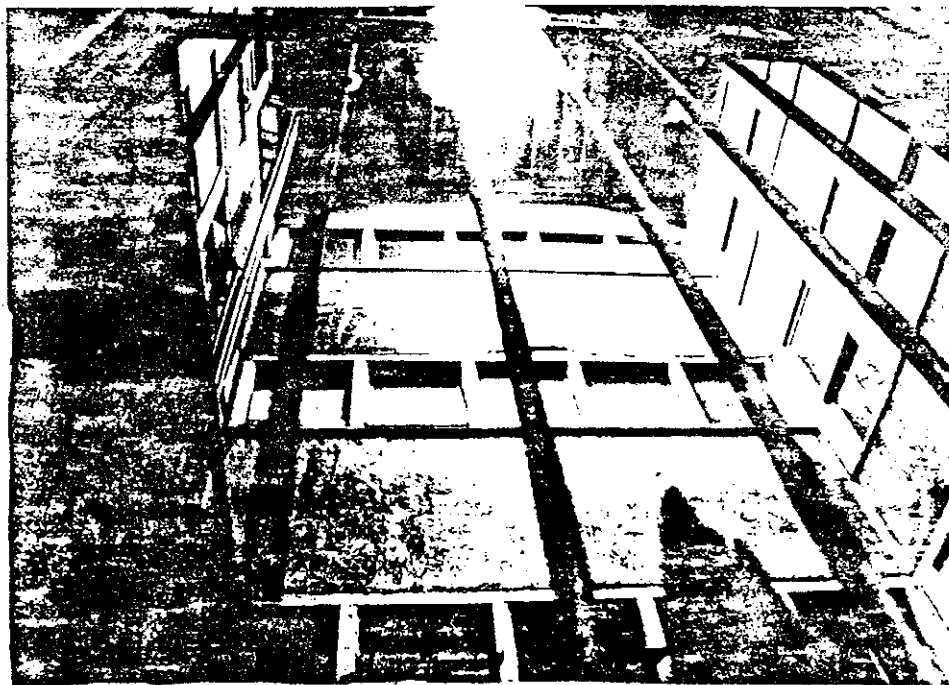
INTERIOR: VIEW OF FIRST FLOOR, PRIOR TO RECENT RENOVATION.



INTERIOR: VIEW OF FIRST FLOOR, PRIOR TO RECENT RENOVATION.



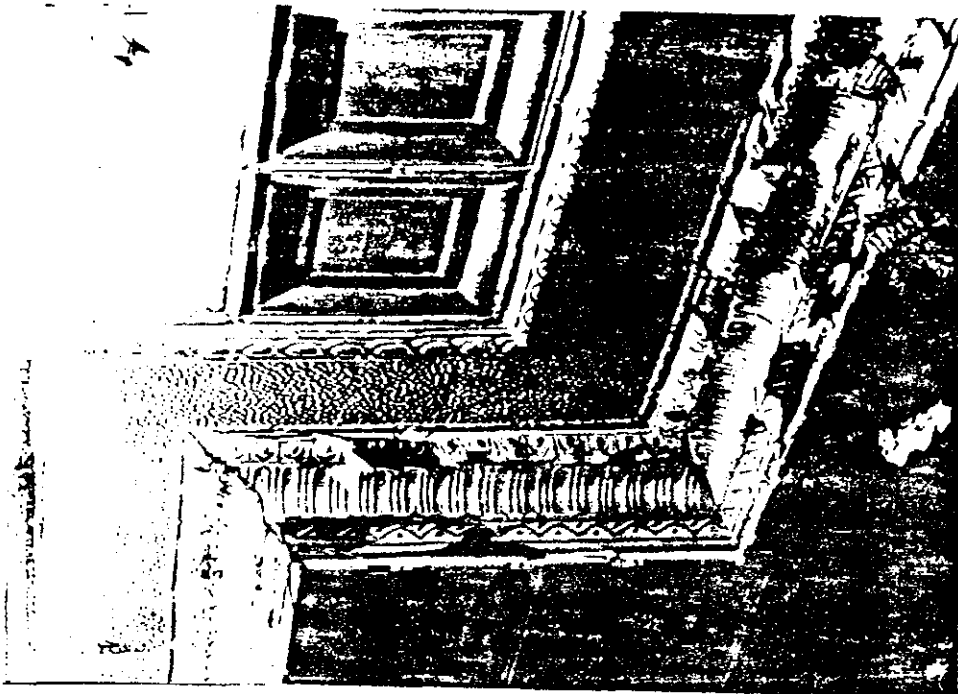
INTERIOR: DETAIL OF STAIRS AND BANNISTER



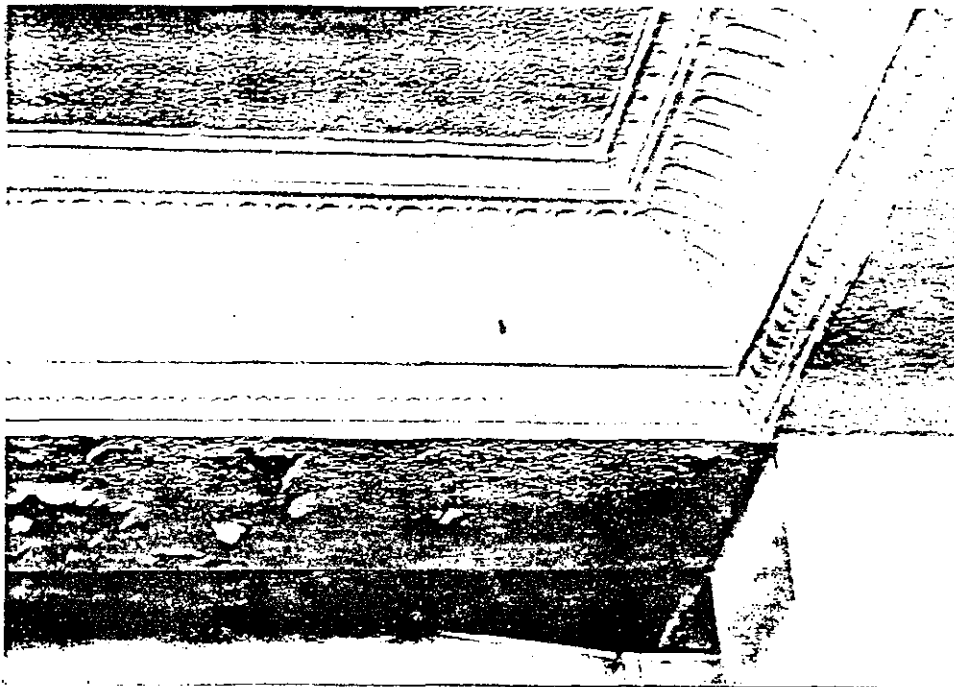
INTERIOR: VIEW UPWARD IN LIGHT SHAFT



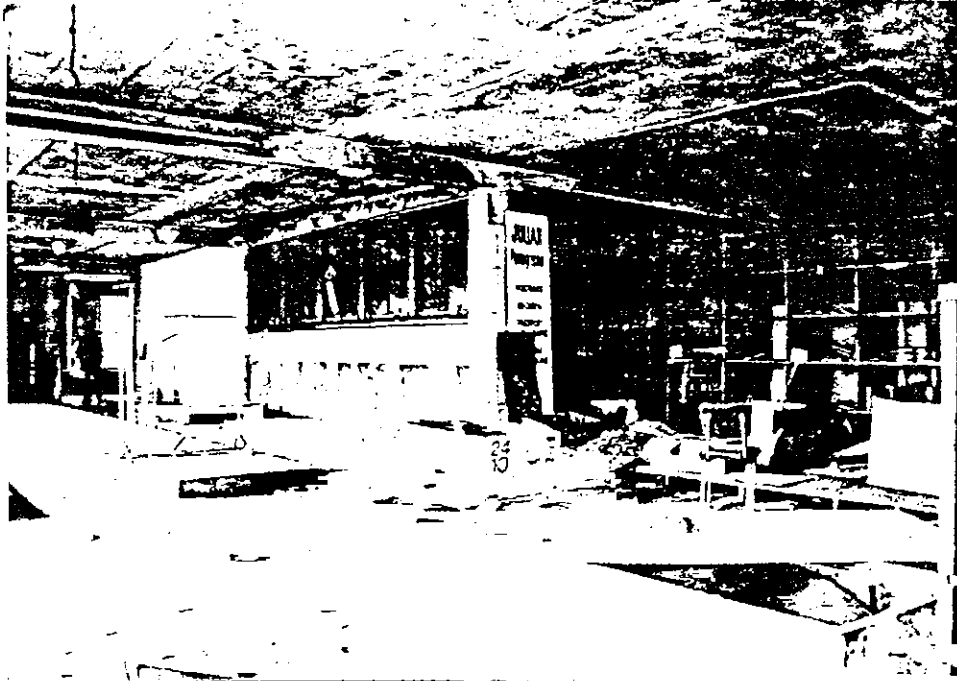
INTERIOR: VIEW OF ENTRANCE AT SOUTHEAST CORNER



DETAIL OF PRESSED METAL CEILING



DETAIL OF PRESSED METAL COVE OF CEILING



INTERIOR: VIEW OF FOURTH FLOOR, PRIOR TO RECENT RENOVATION.

Lot 1  
400-406 7th Street

When originally platted, Lot 1 had 50' of east-west frontage on D Street and has a 75' north-south depth. The southernmost area of the lot was integrated with part of adjacent Lot 2 in the early 1900's, becoming Lot 23. The northern area was linked to Lot 18, to form new Lot 816 (Baist Plat Map, 1919).

1819.....Lot 1 was owned by Gale Seaton.

1824.....Seaton's property was assessed \$1,125.00 for the lot, \$3,000 for improvements.

1829/33..The lot was titled to "BR" and "NC". The lots value was \$2,250.00.

1844.....Again, the lot was retitled to the Bank of the United States.

1859.....The bank's lot value had risen to \$8,437.00.

After this date the lot was subdivided into north and south properties.



Lot 1 North  
406 Seventh Street

1872/73

and

1878/79..The north property (50' frontage) of Lot 1 was owned by Henry S. Davis and M. W. Galt/Bros., and was assessed \$17,500.00.

1883/83..The ownership and assessment were unchanged.

1892.....Lot 1 had been subdivided equally by three east-west partitions.

1893/94..The land value was \$20,000.00, with improvements of \$8,000.00, held by Matthew W. Galt.

1899/

1900.....Charles E. Galt owned the north portion (19' frontage) and was assessed \$7,600.00 for the lot and \$3,000.00 for the improvements.

1903.....Except for a quarter area (north) of the lot, Lot 1 had joined Lot 2 to form new Lot 23 (75' x 93'), 400-404 Seventh Street ( Baists Plat Map).

1919.....The remaining quarter of Lot 1, 406 Seventh Street, was included in the "Woolworth Building" to the north.

Lot 1 South  
400-404 Seventh Street

1872/73

and

1878/79..This area was assessed to Henry S. Davis for \$8,750.00.

1883/84..The assessment had risen to \$10,000.00.

1892.....Lot 1 had been subdivided equally by three east-west partitions.

1893/94..The ground was assessed \$10,625.00 with \$9,000.00 in improvements.

1899/

1900.....Josephine Galt owned the southern area as well as a 31' frontage,  
whose combined assessments were \$23,065.00 (lot) and \$14,000.00  
(improvements).1903.....Except for a north quarter of the lot, Lot 1 had joined part of  
Lot 2 to form new Lot 23, 400-404 Seventh Street (Baists).

Lot 2  
705-707 D Street

When originally platted, lot 2 measured 48' x 100'. The Hopkins plat map, 1872 shows it separated from Lot 3 (to the west) by an alley.

1819.....Gale Seaton was listed as owner.

1824.....Seaton's lot was assessed at \$850.00.

1844.....The lot was owned by The Bank of the United States, and assessed \$1,500.00.

1859.....The assessment had risen to \$11,250.00.

1870.....No owner or assessment was entered in the assessment records.

1872/73...The lot was owned by Henry S. Davis, valued at \$7,500.00. A background was listed with a \$18,750.00 assessment to Davis and NW Galt Bros.

1878/79

and

1883/84...Assessments to the owners decreased to \$6,000.00 and \$14,400.00 (background).

1884

to

1885.....The Washington Conservatory of Music was listed at 707 D Street (City Directories).

1892.....Four equi-distant partitions, running east-west, had been added to the interior (Hopkins plat map).

1893/94...Davis' land value was unchanged, while the background property, now titled entirely to Galt, dropped to \$9,000.00.

1899/

1900.....The D Street property was titled to Joseph Davis, still at \$6,000.00. The background was now subdivided: Davis was assessed \$3,720.00 and Charles E. Galt (et. al.) \$4,224.00.

1900.....A May 29 Building Permit (#1745) granted the construction of a six-story brick and stone building with basement, 56' x 98' x 75'. Flat slag roof, concrete foundations. Architect: James G. Hill. Builder: James L. Parsons, Jr.

Please refer to Lot 23 for further listings.

Sublot 23  
400-404 Seventh Street

Lot 23 was a rectangular lot, measuring approximately 75' x 100'.

1900.....A May 29 permit (#1745) granted the construction of a six-story brick and stone building with basement, 56' x 98' x 75'. Flat slag roof, concrete foundations. Architect: James G. Hill, Builder: James L. Parsons, Jr.

1903.....Baists' Plat Map indicates the unification of Lots 2 and 1, the removal of approximately 100' of the party wall: The "Jenifer Building".

1907.....An April 13 permit (#3199) was issued to authorize removal of curtain plastered wood partitions from the sixth story.

1911.....Permit #618, August 1, granted the replacement of show windows with new ones, 3' x 6'. M. S. Simms, Architect; James A. Oorick, Contractor. Cost: \$200.00.

1919.....Baists Plat Map shows the original upper half of Lot 2 as part of Lot 18, Woolworth's.

1926.....A permit (#8549) was issued to cut stairway from the basement to the first floor (Cost: \$200.00, 4/14/1926).

1928.....Permit #8123 was issued to remove a non-bearing 9" brick wall and remove present terrazzo and wood floor and also to remove a metal ceiling on the first floor (5/23/1928).

A November 21 permit (#119144) allowed the installation of a dumb waiter shaft.

At 400 Seventh Street, R. Harris & Company, jewelers, was listed as tenant.

At 402 Seventh Street, "Jerome's" was named as occupant.

1929.....F. & W. Grand, a 5 & 10¢ store, occupied the building at 400-404 Seventh Street until the early 1970's. Upper story space in the "Jenifer Building" was leased by many professional concerns — dentists, photographers, physicians, an employment agent.

1981.....The building is presently vacant.

## SOURCES

Baist Real Estate Atlas

Bastert and Enthoffer Plat Maps

Boyd's City Directories

District of Columbia Building Permits

District of Columbia General Assessment Records

District of Columbia Recorder of Deeds

District of Columbia Surveyor's Office Records

District of Columbia Tax Records

Hopkins Real Estate Atlas

Polk's City Directories

Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment  
Land Agency

Sanborn Insurance Map